

HoldenCopley

PREPARE TO BE MOVED

Homefield Road, Nottingham, Nottinghamshire NG8 5GH

£235,000

DETACHED HOUSE...

This detached house offers a promising opportunity for investors seeking a renovation project with substantial potential. The property benefits from a new boiler and newly installed interior wall and loft insulation, both added in July 2024, enhancing its energy efficiency and overall appeal. Ideally located within walking distance to Bluecoat Aspley Academy and just a short distance from the city centre, the property boasts close proximity to other schools, shops, excellent transport links, ensuring a strong appeal to future tenants or buyers. The ground floor features a living room, a fitted kitchen, and a separate dining room, each awaiting modern updates to realise their full potential. Upstairs, the property includes three bedrooms, a three-piece bathroom suite, and access to a loft. The front of the house is complemented by a driveway that can accommodate up to three cars, while the rear offers a private garden with a lawn and a detached garage. This home is a blank canvas ready to be transformed into a sought-after residence.

MUST BE VIEWED



- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Driveway
- Detached Garage
- Private Rear Garden
- No Upward Chain

GROUND FLOOR

Entrance Hall

15'2" x 5'11" (max) (4.64m x 1.82m (max))

The entrance hall has carpeted flooring and stairs, a radiator, a built-in cupboard and a single door with a stained glass insert providing access into the accommodation.

Living Room

14'2" x 11'8" (max) (4.32m x 3.57m (max))

The living room has a UPVC double-glazed bay window to the front elevation, a radiator and a picture rail.

Dining Room

15'11" x 10'8" (max) (4.87m x 3.26m (max))

The dining room has carpeted flooring, a radiator, a serving hatch, coving and sliding patio doors providing access out to the garden.

Kitchen

11'10" x 8'11" (max) (3.61m x 2.74m (max))

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, a serving hatch to the dining room, tile-effect flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single door providing access out to the side of the property.

FIRST FLOOR

Landing

7'6" x 5'11" (2.31m x 1.82m)

The landing has carpeted flooring, a wooden single-glazed obscure window to the side elevation, a picture rail, access to the loft and provides access to the first floor accommodation.

Master Bedroom

12'3" x 11'8" (3.74m x 3.56m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a picture rail.

Bedroom Two

11'9" x 9'9" (3.59m x 2.99m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a wall-mounted combi boiler and a picture rail.

Bedroom Three

7'9" x 5'9" (2.37m x 1.77m)

The third bedroom has a UPVC double-glazed window to the front elevation, a radiator and a picture rail.

Bathroom

6'9" x 6'11" (2.07m x 1.86m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a hand-held shower, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Garage

15'9" x 8'2" (4.82m x 2.49m)

The garage has an up and over garage door.

Front

To the front of the property is a garden with a lawn, a driveway and gated access to the side.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a lawn and a detached garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

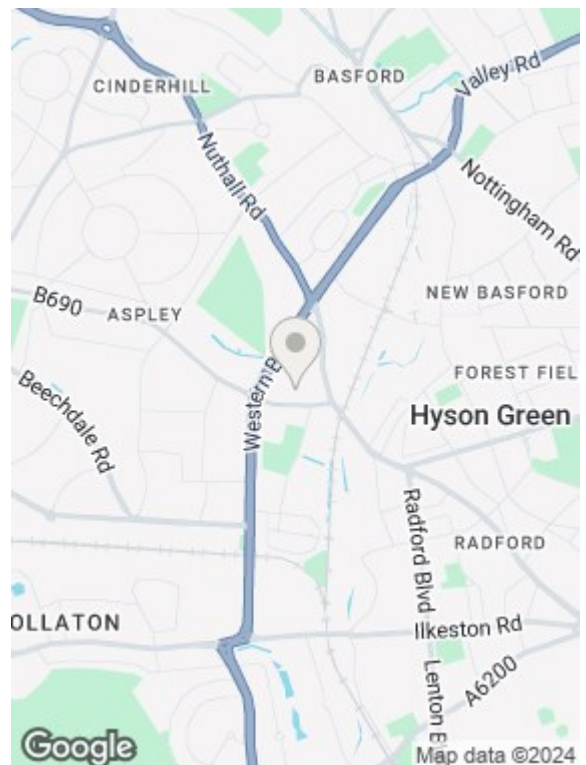
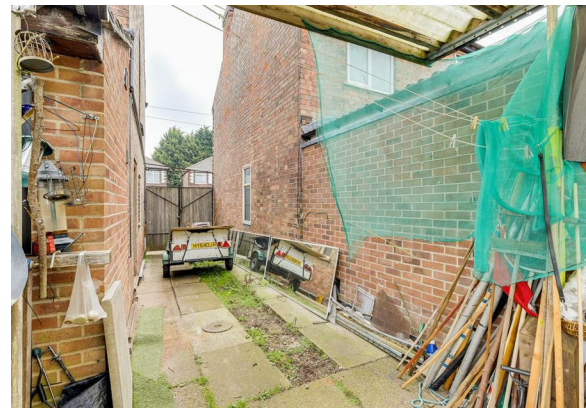
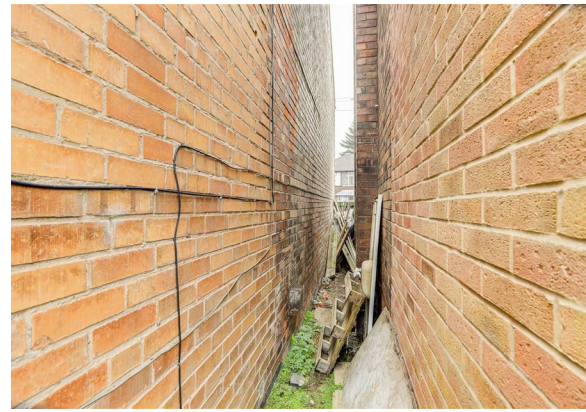
Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

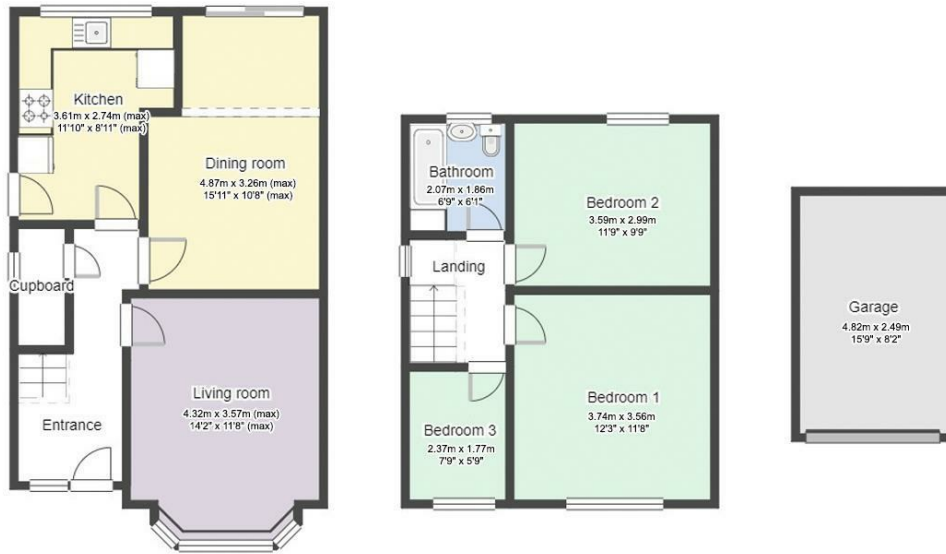
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.



Homefield Road, Nottingham, Nottinghamshire NG8 5GH

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.